

**May 15, 2007**

# *Historic Stop Six: Sunrise Edition Design Guidelines*

## **Context**

Historic Stop Six: Sunrise Edition is a district of early 20<sup>th</sup> century vernacular structures, which celebrates the history and culture of the streetcar development of Fort Worth. Stop Six was a pastoral community along the Fort Worth to Dallas Interurban, originally known as Cowanville. In the Sunrise Edition, as early as 1924, the landscape retained a rural character that has historically been occupied, shaped and modified by African American families. The district continues to possess a significant linkage to land use, vegetation, natural features, roads and structures. The rural landscapes seen throughout the district, especially in the southern portion reflect the day-to-day occupational activities of families who engaged in various types of agriculture and traditional work such as farming. The large acreage and a proportionately small number of structures is what differentiate the rural historic landscapes from the historic structures. There are two periods of significant development within the neighborhood: the era of the streetcar pre WWII, approximately 1920-1940 and 1950-1970 suburbanization. However, for the purposes of the historic district the most significant structures shall be considered those at least fifty years of age, and shall be preserved and considered to contribute to the history and development of the neighborhood. Many of these structures are simple wood framed rectangular form houses with gable or hipped roof forms and symmetrical fenestration. This simple design and form shall be preserved on existing structures and incorporated and elaborated in accordance with these guidelines and standards for new construction.

The district shall consist of all land within the boundary as adopted by City Council on May 15, 2007 and described below:

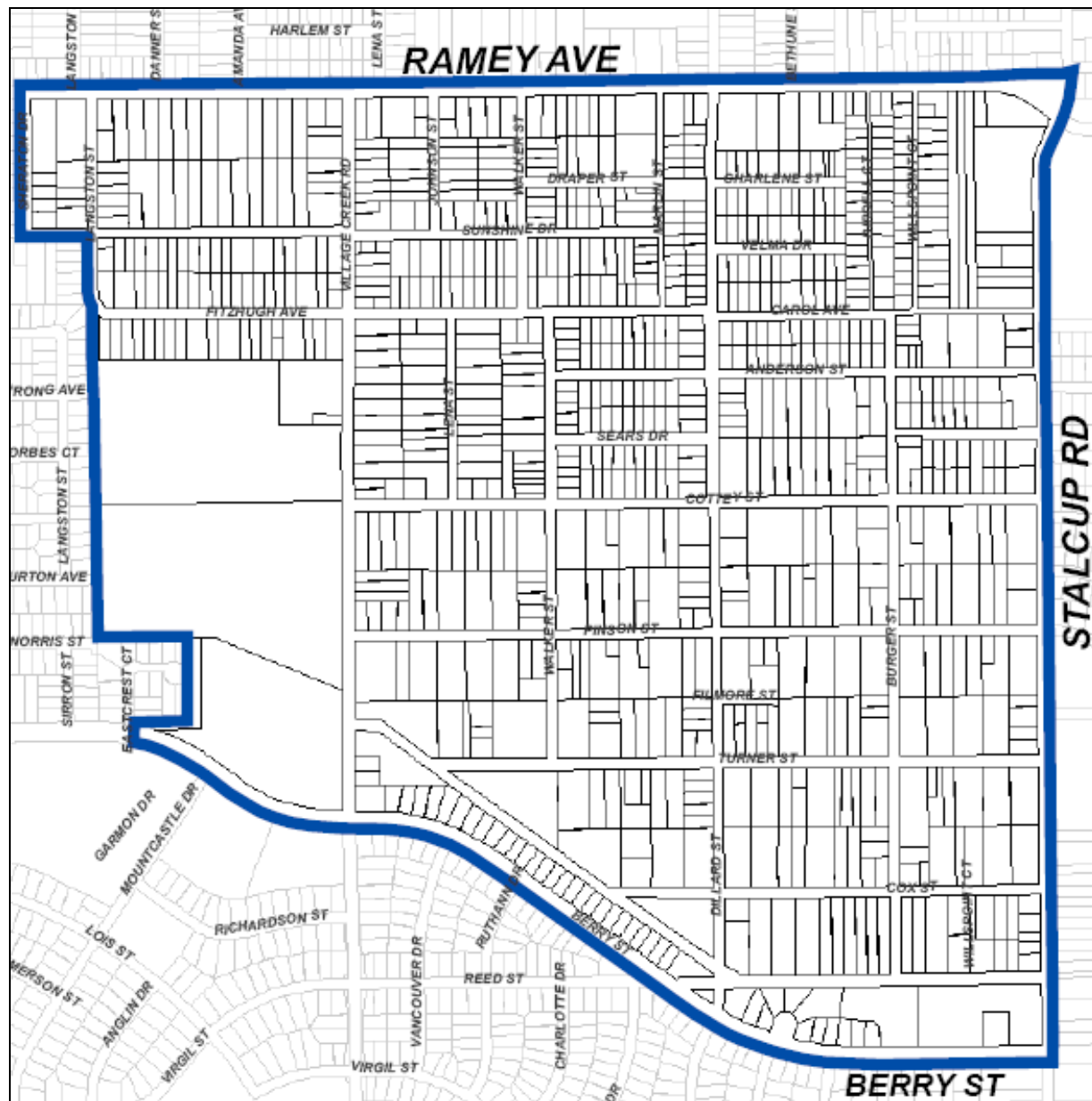
A parcel of land, being portions of the G. J. Asbanner Survey, Abstract Number 7, the J. Wutherick Survey, Abstract Number 1693, and the Q. St. Clair Survey, Abstract Number 1914, in Tarrant County, Texas, situated South 65 degrees East, some 6.5 miles from the Courthouse in Fort Worth, Texas, and being more particularly described by metes and bounds as follows;

Beginning at intersection of the centerlines of East Berry Street and Stallcup Road; thence: with the meanders of the centerline of East Berry Street, West and Northwesterly some 4,700 feet to its intersection with the centerline of Eastcrest Court; thence: with the centerline of Eastcrest Court, North, some 50 feet to its intersection with the south line of Eastcrest Addition, projected West; thence: to and along the south line of said Addition, East, some 230 feet to its southeast corner; thence: with the east line of said Addition, North, some 400 feet to its northeast corner; thence: with the north line of said Addition, West, some 420 feet to its northwest corner, and being in the east line of Edgewood Terrace Addition, according to plat record in Cabinet 388-V, Slide 118, Plat Record, Tarrant County, Texas; thence: with the east line of said Edgewood Terrace Addition, North some 1300 feet to the south line of Block 2, Douglas Park Addition, according to plat record in Cabinet 388-A, Slide 118, Plat Record, Tarrant County, Texas, projected west; thence: with the projected south line, East, some 20 feet, to its intersection with the centerline of Langston Street; thence: with the meanders of the centerline of Langston Street, North, some 600 feet to its intersection with the centerline of Sunshine Street; thence: with the centerline of Sunshine Street, West, some 300 feet, to its intersection with the centerline of Sheraton Drive; thence: with the centerline of Sheraton Drive, North, some 660 feet to its intersection with the centerline of Ramey Avenue; thence: with the meanders of the centerline of Ramey Avenue, East some 4,950 feet to its intersection with the centerline of Stallcup Road; thence: with the meanders of the centerline of Stallcup Road, Southwesterly and South, some 4200 feet, to the place of beginning.

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Basis of called bearings and distances, assumed Cardinal and scaled from maps and records This description prepared by Hans Kevin Hansen, Registered Professional Land Surveyor, Number 4786, in December 2006.

“This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights or interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”



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## **Guidelines**

The primary goal of this historic district is to preserve the history and identity of the Historic Stop Six: Sunrise Edition neighborhood. Buildings, sites and landscapes help create the identity of a neighborhood, and therefore, the following actions shall require review by the Historic and Cultural Landmarks Commission and must receive a certificate of appropriateness prior to the issuance of any permits:

1. Demolition or relocation of existing structures found to be contributing and significant to the overall character of the neighborhood;
2. Construction or relocation of a new primary structure on any site;
3. Construction of an accessory structure or addition to an existing structure visible from the public right of way or which may be considered by the Historic Preservation Officer to significantly alter the character of the structure or site;
4. Alterations to a contributing structure visible from the public right of way, which significantly change the design or materials of the structure or site; and
5. Alterations to a contributing structure not visible from the public right of way considered by the Historic Preservation Officer to significantly alter the character of the structure or site.

All other repairs, alterations, or construction which may be undertaken to the exterior of a site or structure within the district shall be reviewed for their appropriateness to these guidelines and may be approved, denied or referred to the Historic and Cultural Landmarks Commission for further review by the Historic Preservation Officer prior to the issuance of any permits that may be required. Where an application is denied by the Historic Preservation Officer, the applicant may request review of the application by the Historic and Cultural Landmarks Commission.

These guidelines are intended to help protect the historic buildings and character, architecture and sites that reflect the heritage of Fort Worth and the Stop Six Community. The primary purpose of these Guidelines is to better assure that builders of single-family residential or commercial properties within the Sunrise Edition Historic District will conform and adhere to the same high levels of design consistency in order to establish an overall quality of character within the neighborhood. These guidelines are for all sections of the Sunrise Edition Historic District, and it is expected that the guidelines be consulted at early stages of any renovation or new development proposal to help create an overall approach to the design of the project. To determine the appropriateness of any proposed undertaking in the Sunrise Edition, the guidelines described herein, along with applicable building codes, zoning regulations and city policies should be used. Adherence to the minimum standards of the tree preservation ordinance shall be required for new construction.

### **LOT CONFIGURATION:**

The intent of the historic district is to enhance and preserve an appropriate urban form for the neighborhood. The A-5 and A-7.5 zoning shall represent the desired minimum lot size and configuration. New lots should fit into the grid form and minimum lot size.

<b>Appropriate</b>	<b>Not Appropriate</b>
<ul style="list-style-type: none"><li>• One house shall be built on each platted lot for single family use.</li><li>• Residential lot size for newly created lots shall</li></ul>	<ul style="list-style-type: none"><li>• Constructing single family houses on lots smaller than 5,000 square feet to increase density.</li></ul>

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fit into the A-5 (5,000 square feet) and A-7.5 (7,500 square feet) minimum lot size. <ul style="list-style-type: none"> <li>• Retain the prevailing yard setbacks within the neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>• Assembling multiple lots to construct buildings out of scale to the surrounding neighborhood.</li> <li>• Considerable variation between front setbacks within the same block face.</li> </ul>
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### **LANDSCAPE AND STREETScape:**

To enhance and preserve the character of the Sunrise Edition, protect original patterns of the streetscape and restore historical volumes of landscape material. New and existing lots shall retain and preserve the grid pattern of the neighborhood. The introduction of new elements or alterations to the existing pattern shall be accomplished in a consistent manner with respect to established scale and location. Landscaping of individual tracts should, as a whole, result in an overall appearance that has a natural visual unity throughout the properties. Consideration should be given to the size, form, color, texture, and location of the plantings so that, when mature, the landscaping will be in scale to and complement the house it surrounds.

<b>Appropriate</b>	<b>Not Appropriate</b>
<ul style="list-style-type: none"> <li>• Retain original streetscape elements such as the width of the street, streetlamps, sidewalks, and curb cuts.</li> <li>• Install new elements which match the scale of original streetscape elements and by using similar locations.</li> <li>• New sidewalks should match the width and material of connecting sidewalks.</li> <li>• Street trees are encouraged with new construction.</li> <li>• New construction shall contain adequate landscape material as defined to meet or exceed the requirements of City ordinances to promote a healthy volume of landscape material.</li> <li>• Existing vegetation shall be preserved and protected to the greatest reasonable extent possible.</li> </ul>	<ul style="list-style-type: none"> <li>• Removing original elements of the streetscape, altering their dimensions, or introducing new elements that are out of scale, ignore the existing pattern or have an inappropriate design.</li> <li>• Installing sidewalks that do not match up to existing sidewalks.</li> <li>• Removing all landscaping unnecessarily from a site prior to construction.</li> </ul>

### **DRIVEWAYS AND PARKING:**

Sunrise Edition was created as a streetcar community with little emphasis on automobiles; therefore emphasis should be placed on walkability and pedestrian enhancements. Driveways and parking areas should be visually disguised or de-emphasized.

<b>Appropriate</b>	<b>Not Appropriate</b>
<ul style="list-style-type: none"> <li>• Driveways shall be in line and scaled to the opening of the garage.</li> <li>• Parking shall be at the rear or side of the primary structure.</li> <li>• New garages should either be visually integrated into the living space or detached and located at the rear of a lot.</li> </ul>	<ul style="list-style-type: none"> <li>• Attached garages or carports that are not proportional to the existing house.</li> <li>• Garages or carports not integrated into the overall design and construction of the house or which overwhelm the presence of the living space.</li> <li>• Additional parking areas that encompass the</li> </ul>

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<ul style="list-style-type: none"> <li>Carports should be integrated into the architecture of a structure, such as a porte cochere.</li> </ul>	<p>front or side yard.</p> <ul style="list-style-type: none"> <li>Circular or semi-circular driveways out of scale to the lot and structure.</li> <li>Conversion of attached garages into living space by filling in the garage door.</li> </ul>
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### **ACCESSORY STRUCTURES:**

Accessory structures should be secondary in size and use to the primary house and garage.

<b>Appropriate</b>	<b>Not Appropriate</b>
<ul style="list-style-type: none"> <li>Locate a detached accessory structure in the rear yard.</li> <li>Use a simple design that is not overly ornate or designed for an older time period.</li> <li>Keep details simple, including trim and railings.</li> <li>Use materials that are similar or compatible to the primary structure.</li> </ul>	<ul style="list-style-type: none"> <li>Locating an accessory structure in the front yard.</li> <li>Accessory structures which are taller, wider, or larger than the primary structure.</li> <li>Accessory structures of an overly stylized architectural form.</li> </ul>

### **FENCES:**

The primary purpose of a fence is to define a boundary or to enclose a site and it is appropriate to construct and use fences in this manner for a historic neighborhood. Fences should be constructed in a material and style consistent with the adjacent buildings and shall not exceed the height allowed by the A-5 zoning district.

<b>Appropriate</b>	<b>Not Appropriate</b>
<ul style="list-style-type: none"> <li>Use hedgerows, knee-walls, or picket style fences in the front yard.</li> <li>Locate fences along property boundaries.</li> </ul>	<ul style="list-style-type: none"> <li>Using solid fences in the front yard.</li> <li>Using chain link, barbed or razor wire fencing.</li> </ul>

### **NEW CONSTRUCTION:**

New construction within a historic district shall not emulate a historic building, but it should reflect the contributing elements and patterns found within the neighborhood. Construction of new housing within the Sunrise Edition should not recreate the vernacular cottage form of the historic housing but should creatively incorporate the spirit of the neighborhood's history to produce larger, quality built design and construction with an eye towards a sustainable and lasting neighborhood. Variation in architectural design is required. New construction should improve on existing structures and provide "curb appeal" that is ecstatically pleasing. The Landmarks Commission will use the guidelines as the standard against which applications for Certificates of Appropriateness are judged, and will require compliance with the guidelines for all new construction and where improvements and alterations are visible from the public right-of-way.

<b>Appropriate</b>	<b>Not Appropriate</b>
<ul style="list-style-type: none"> <li>Orient the face of a building parallel to the street, preserving the historical pattern of the neighborhood.</li> <li>Follow the existing pattern height, massing,</li> </ul>	<ul style="list-style-type: none"> <li>Locating new buildings without consideration of the existing patterns within the neighborhood.</li> <li>Constructing additional stories to single-</li> </ul>

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<p>and scale of structures.</p> <ul style="list-style-type: none"> <li>• Additional stories to existing single-story construction shall be setback from the front elevation, located at the rear of the structure or shall be disguised as attic space.</li> <li>• Use simple and historically appropriate roof forms, roof pitch and eave depth.</li> <li>• Use simplified historically appropriate fenestration patterns and window styles.</li> <li>• Use painted or finished window products appropriate to the size, style and configuration of the building.</li> <li>• Use simple detailing and design to articulate the façade of a building, particular entrances, windows and roof lines that is appropriate to the form and design of the building.</li> </ul>	<p>story structures on the front elevation that are inappropriately scaled to the neighborhood.</p> <ul style="list-style-type: none"> <li>• Using an inappropriate fenestration pattern or lack of pattern.</li> <li>• Using unfinished or bare metal windows.</li> <li>• Over stylized or falsely historic building details, design or forms.</li> <li>• Visually disguising the entry to a building.</li> <li>• Not providing adequate parking space or locating it in an inappropriate manner.</li> </ul>
<ul style="list-style-type: none"> <li>• Use materials with an appropriate finish, texture, reflectivity and dimension compatible to the neighborhood. Non-traditional uses of materials and composite materials shall be allowed on a case-by-case basis where the finish, texture, reflectivity and dimension are found to be reasonably compatible to the design and style.</li> </ul>	<ul style="list-style-type: none"> <li>• Materials which convey an incompatible finish or create a falsely historic appearance.</li> </ul>
<ul style="list-style-type: none"> <li>• Use creative design for new residential and commercial buildings.</li> <li>• Commercial development should be located in appropriate zoning districts along the boundary streets of the district.</li> <li>• Locate parking and drive-thru features for commercial buildings on the rear or interior side of the lot.</li> <li>• Locate commercial buildings close to the street and sidewalk in an appropriate urban form.</li> </ul>	<ul style="list-style-type: none"> <li>• Orienting new commercial buildings to the parking lot.</li> </ul>
<p><b><u>REHABILITATION/ REPAIR OF EXISTING STRUCTURES:</u></b></p> <p>The intent of the historic district is to preserve existing buildings which contribute to the overall historic identity and character of the Sunrise Edition. Wherever possible, materials, design, and craftsmanship of original features should be retained, used and maintained in a manner consistent with these guidelines.</p>	
<p><b>Appropriate</b></p> <ul style="list-style-type: none"> <li>• Retain existing features, materials and design elements wherever possible. Replace only those portions that are beyond repair.</li> <li>• Replace missing or deteriorated features and design elements with like materials or materials that convey the same visual</li> </ul>	<p><b>Not Appropriate</b></p> <ul style="list-style-type: none"> <li>• Using architectural decoration not original or typical to the architecture and era of a building.</li> <li>• Using materials of a different dimension or consistency than the original.</li> <li>• Using salvaged historic decoration because</li> </ul>

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<p>appearance of color, reflectivity, texture and finish.</p> <ul style="list-style-type: none"> <li>• Use photographs or physical evidence to replace missing features or design elements and replicate only those features that are known to have existed on the building or site.</li> <li>• Where no physical evidence or photographs exist, design of new features or design elements should be simple and compatible to the neighborhood so as not to detract from existing architectural features.</li> <li>• Clearly differentiate additions to existing structures that while visually compatible, the addition is recognizable as a later modification.</li> <li>• Locate additions on the rear or interior side of the existing structure and in a way that does not harm or overpower the existing design.</li> <li>• Locate new patios and decks on the interior side or rear of the existing structure.</li> <li>• Retain the original roof form, shape and overhang.</li> <li>• Replace windows only when they cannot be feasibly refurbished or use new windows to match the dimension and profile to avoid a change to the size of the original opening.</li> <li>• Use replacement doors and windows of similar style, material, profile and dimension as the existing.</li> <li>• Paint storm windows, doors and screens to match the trim color and have a minimal visual impact.</li> </ul>	<p>it is old and not because it is architecturally compatible.</p> <ul style="list-style-type: none"> <li>• Constructing additions or major alterations to the front or street-facing facades of a contributing structure that alter the design or architectural style.</li> <li>• Mimicking historical detail that is not consistent with the historic structure.</li> <li>• Using architectural details of a different style than what is original to the building.</li> <li>• Constructing an addition that changes the overall roof form of the structure.</li> <li>• Filling or enlarging original window or door openings.</li> <li>• Using windows and doors of a style inappropriate to the building.</li> <li>• Using unpainted metal storm windows, doors or screens.</li> <li>• Installing shutters too large or too small for the window opening.</li> <li>• Painting previously unpainted masonry.</li> <li>• Using florescent, opalescent, or metallic paint colors.</li> </ul>
<p><b><u>SIGNAGE AND LIGHTING:</u></b></p> <ul style="list-style-type: none"> <li>• Signage for existing or new non-residential buildings shall be visually compatible and scaled appropriately for the neighborhood. Signage should be compatible with the character of the neighborhood but in no way should these guidelines be construed to mandate or restrict the content of proposed signage. Lighting should be used to highlight unique design or to provide personal security without flooding onto adjacent properties or cause light pollution. Window signage and lighting located within the interior of the building shall not be reviewed.</li> </ul>	
<p><b>Appropriate</b></p> <ul style="list-style-type: none"> <li>• Scale and locate signs within the context and architecture of the building site and its use and in such a way as to not diminish or mask significant architectural features. Locate signage for multi-story buildings no higher than the first floor.</li> </ul>	<p><b>Not Appropriate</b></p> <ul style="list-style-type: none"> <li>• Oversized or undersized signs that mask, cover, or detract from the architectural features of the building.</li> <li>• Exterior lighting used to attract attention to the site, such as a strobe light, spotlight, flood lights or flashing lights.</li> </ul>

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<p><b><u>DEMOLITION AND RELOCATION:</u></b></p> <p>The intent of the historic district is preserve historic buildings, materials and features. Demolition of a building considered as contributing to the historic character of the district shall be avoided unless a preponderance of evidence can prove that the structure is a threat to the safety of the public or could not reasonably be rehabilitated either structurally or economically. It is not considered reasonable to rehabilitate a structure where the rehabilitation shall leave it devoid of all original materials or features. The relocation of buildings from inside the district to locations outside the district shall be considered in the same manner as demolition for the purposes of considering the appropriateness of the action. Relocation of buildings from outside of the district to a location within the district shall be considered appropriate only when the structure to be moved is compatible with the context of the surrounding neighborhood. The demolition and relocation of buildings considered to be non-contributing to the character of the district shall be allowed with the appropriate approvals.</p>	
Appropriate	Not Appropriate
<ul style="list-style-type: none"> <li>• Removing or demolishing building or site features that do not contribute to the character, integrity or significance of the building or site.</li> <li>• Removing later additions that cover, harm, or mask original or significant architectural features.</li> <li>• Demolishing a building found to be a threat to public safety after the appropriate documentation has been completed.</li> <li>• Demolishing an accessory structure where the demolition would not adversely affect the primary structure or site.</li> <li>• Replacing demolished buildings in accordance with the guidelines for new construction within this district.</li> </ul>	<ul style="list-style-type: none"> <li>• Demolishing historically or architecturally significant buildings or site features that contribute to the district.</li> <li>• Demolishing a building or site feature where it would have a detrimental impact on the public interest or visual character of the neighborhood.</li> <li>• Removing features of a building which contribute to its significance that may leave the building devoid of integrity or character and cause a de facto demolition.</li> <li>• Demolishing or removing structural elements that would lead to structural deficiencies and demolition by neglect.</li> <li>• Demolishing a building that is of an old, unusual or uncommon design that could not be reproduced without great difficulty or expense.</li> <li>• Demolishing an existing structure for parking.</li> </ul>
<ul style="list-style-type: none"> <li>• Relocating buildings that are seriously threatened in their original location.</li> <li>• Relocate buildings, into the district, which are compatible to the scale, era, and architecture of the district.</li> <li>• Relocate buildings in a manner that conveys similar location, orientation and massing as the contributing buildings in the district.</li> <li>• Rehabilitate relocated buildings in accordance with these guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>• Relocating a building within the district that does not convey the appropriate scale, design or visual appearance compatible with other buildings and sites in the district.</li> <li>• Relocating a building outside the district in a manner that would not ensure its further preservation, rehabilitation and reuse of the site.</li> </ul>